

Valley Center Community Planning Group

Corrected Minutes for the July 11, 2011 Meeting

Chairman: Oliver Smith; Vice Chairman: Ann Quinley; Secretary: Steve Hutchison

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent/Abstain A/I=Agenda Item BOS=Board of Supervisors DPLU=Department of Planning and Land Use IAW=In Accordance With N=Nay
P=Present R=Recuse SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members: 27 July 2011

Approved: 12 July 2011

1.		Call to Order and Roll Call by Seat #:								07:04 PM				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A N D E R S O N	H U T C H I S O N	H O F L E R	G L A V I N I C	B R I T S C H		Q U I N L E Y	V I C K	L E W I S	N J O O R H W O S O O D N	S M I T H	J A C K S O N	R U D O L F	D A V I S	B A C H M A N
P	P	P	P	P		P	A	P	P	P	P	P	P	P

Notes:

Quorum Established: 13 Yes

	Pledge of Allegiance
2.	Approval of Minutes: June 13, 2011

Motion: Approve Minutes of June 13, 2011, as corrected

Maker/Second: Glavinic/Quinley Carries/Fails (Y-N-A): 13-0-0 Voice

3.	Open Forum:
	None requested

4. Announcements & Items of Public Interest for Discussion:

- 4.a. Discussion and presentation on wholesale distributed generation solar power project on private land between Valley Center Road and Vesper. Presentation by Will Pritchard (Smith)
- Smith says the proponents are looking for comments from VCCPG. Proponents, Will Pritchard and Jeff Brothers, are proposing an 8-megawatt [MW] electricity generation system on their property located at 15155 Vesper Road [about ¾-mile east of intersection of Vesper Rd and Valley Center Rd]. One of the two proponents will live on the property. Pritchard/Brothers want to generate electricity for local use. They see such generation as an alternative 'crop' and discuss how local farmers could use their approach to even out income with agricultural crops. Their system would potentially supply 1/3 of local consumption. Built on 54 acres, the system would cover about 40 acres. The existing house would remain. They are now putting together a proposal package to be submitted to the county in next few weeks. The technology proposed is 1-mx2-m photovoltaic panels with single axis tracking of the sun. The system structure would be about 6-ft tall. Hoffer asks about underground transmission lines. Proponents respond that they will tie into overhead SDG&E line in same circuit on which Valley View Casino resides. They identify this as a distribution level project. Norwood-Johnson asks about which 40-acres, of the 54-acres, they will use. Proponents respond that they have considerable property line setbacks. Smith asks about potential impacts of the flood plain in relation to the nearby substation. Proponents respond that there is no "blue water" drainage, but there is one "soft spot" on the property. Smith asks about security. Proponents respond they will use 24-hour/7-day video coverage and an on-site employee to guard against theft. They will have fencing. Davis asks about the over-all project expenditure, the number of jobs created, and the construction schedule. Proponents respond that the cost will about \$4/watt generated [or about \$30 million], construction will last 6 months, construction employment will be about 100, with on-going operations requiring 2-fulltime employees. Rudolf asks about major use permit. Proponents respond that will be applied for in next 4-6 weeks. Smith asks about any problems between you and SDG&E substation. Proponents respond that spraying in orange grove next door may need to be addressed. Proponents claim their system will essentially 'look' like the substation to other users. Glavinic asks about aerial view presented. Uncertain response. Glavinic asks about reliability. Proponents respond that is an SDG&E issue. Hutchison asks about alternative placement of panels on existing and proposed local building roofs to preserve agricultural land. Proponents respond that approach is too complicated to create an 8-MW system. Smith asks about fire risk from generation. Proponents respond that the highest risk is in relation to the inverters and they are

	<p>in explosion proof containers. Smith expresses need to address fire risk/availability. Davis asks about investment risk and longevity. Proponents respond that SDG&E has given a 25-year contract. Davis asks about year 26. Proponents claim the system will be recycled or rebuilt. Anderson asks about land purchase.</p> <p>Michael Robledo asks about response from fire department. Proponents claim Valley Center Fire District will respond. They add that trash on the property will be removed. Robledo asks if neighbors will be happy? Robledo asks about employment. Proponents say both issues will be addressed in major use permit request. Robledo asks about sun glare from the panels. Proponents respond that tracking minimizes glare. Robledo asks about traffic during construction, especially during peak hours. Proponents respond suggesting there would be no noise or dust from construction. Smith asks about possible dust from dirt under panels. Proponents respond that vegetation or soil coagulant will be employed to contain dust.</p> <p>Michael Carp asks about zoning. Proponents respond property is presently A-20, but General Plan Update will make it RR-4. Major use permit is required regardless of zoning. Carp asks about visual screening. Proponents respond they will match existing screening and maybe palms. Carp asks about visibility of project from roads and other areas. Proponents say it will be addressed in major use permit request. Hofler suggests proponents read Community Plan and Design guidelines. Robledo asks about building recreational facility on site. Proponents respond that there is too much uncertainty about the project at this point.</p>
4.b.	<p>Discussion of 3581-06-004 (STP06004TE) Site Plan Time Extension. Project is a parking lot on a 9-acre parcel at the southwest corner of North Lake Wohlford Road and Valley Center Road owned by the San Pasqual Band of Mission Indians. The San Pasqual Tribe asked the BIA in June 2010 to move this parcel into Trust Land (Glavinic)</p> <p>Smith reports that County decided to allow the deadline extension right after last VCCPG meeting. Glavinic says County is making more administrative decisions in order to speed up processing of requests. Smith says VCCPG was sent item to consider and should have been allowed enough time to do so.</p>
4.c.	<p>Discussion on VCCPG taking responsibility for maintenance of a portion of the Heritage Trail. Is this topic an appropriate one for the VCCPG to consider as it does not fall within the land-planning purview of the Planning Group? (Smith)</p> <p>Smith questions appropriateness of item. He suggests that it is not in VCCPG purview. He could see VCCPG providing an open forum for discussion of plan. Glavinic says that the community is concerned about the road-edge/median condition. County has not been able to provide maintenance. He thinks it would be a good thing for VCCPG to do. He mentions adopt-a-highway mechanism as a possibility. Rudolf agrees with Smith re purview. Michael Long [County DPW] was contacted and he has assured VCCPG that a new landscape contractor is now onboard for two years. Rudolf suggests Long will instruct contractor re the current condition of the road-edge/median. He says the Trails Association could potentially monitor eventual volunteer efforts done with county protection and approval [liability].</p>
4.d.	<p>Update on Equine Ordinance revision project (Smith)</p> <p>BOS presentation of revised Equine Ordinance originally scheduled for June, was moved to next Wednesday, 20 July 2011.</p>
4.e.	<p>Update on the I-15/395 Master Planned Community Subcommittee (Hutchison)</p> <p>Hutchison reports that the SC has been reviewing the items in the DPLU scoping letter of February 7, 2011 and will continue this education process at the next meeting scheduled for 10 August 2011, 6.00pm, at the VC Library. Although there is an August 4, 2011 deadline for submission of planning documents, it is expected that there will be a request for an extension in view of the BOS vote on the GPU anticipated in August. Rudolf asks about deadline and requests invitation to Accretive to respond to deadline issue.</p>
4.f.	<p>Discussion of timely reviews of projects and implications for the VCCPG of the county's project to speed up the process (Smith)</p> <p>Smith says VCCPG is usually given 30 days to respond to items such as the 9-acre parking lot extension and 533-acre Fee to Trust requests by the San Pasqual Tribe. Smith wants to address this issue next month. He asks about members' willingness to meet at two-week intervals instead of monthly. He asks members to consider time impacts.</p>
4.g.	<p>Discussion of resignation of Victoria Cloutier from the Tribal Liaison Subcommittee and announcement of a vacancy to be filled on the subcommittee by her resignation (Glavinic)</p> <p>Although she resigned from VCCPG she didn't resign from Tribal Liaison. Glavinic talked to her re Tribal SC and she did not withdraw. She has missed three meetings. Hofler says a resignation from VCCPG</p>

	has traditionally meant a resignation from subcommittees as well. Smith is accepting Cloutier's resignation from VCCPG and all subcommittee positions.													
4.h.	Smith's comments on the Agenda of the Traffic Advisory Committee [TAC] meeting: The County is considering installing a traffic light at Cole Grade/Miller intersection based on a perceived need and it may be decided without VCCPG input. The County will be doing radar recertification of traffic speeds along north and south Lake Wohlford Rd.													
5.	Action Items:													
5.a.	Introduction of and comments from candidates followed by a discussion and vote for a candidate for Seat 6 on the Valley Center Community Planning Group vacated by Victoria Cloutier (Britsch)													
Discussion: Britsch presents candidates. Nominee must get 8 or more votes. [Carp = A; Robledo = B; Franck = C; Reyes = D]														
Motion:														
Maker/Second:								Voting Results: Franck – 8; Carp – 4; Robledo – 1						
A N D E R S O N	H U T C H I S O N	H O F L E R	G L A V I N I C	B R I T T S C H		Q U I N L E Y	V I C K	L E W I S	N J O O R H W O S O O D N	S M I T T H	J A C K S O N	R U D O L F	D A V I S	B A C H M A N
C	A	C	B	C		A	–	A	C	C	C	A	C	C
Notes: Vick absent; Vote results in Bob Franck being selected with 8 votes.														
5.b.	Discussion and possible vote on new Fee to Trust Proposal to the Bureau of Indian Affairs for 533 acres of land by the San Pasqual Band of Mission Indians. The property is located north of Lake Wohlford road and is mostly undeveloped with some agricultural use and a home that is being rebuilt after the 2003 wildfires. (Glavinic)													
Discussion: Glavinic presents approximate location of property on map. About 300 acres in Valley center jurisdiction, 233 acres in North Metro area [no representation]. He says County is not supporting Fee to Trust transfers. The County lists many concerns. Glavinic contacted County liaison representative for information. San Pasqual Tribe has a non-contiguous reservation of 5 parcels. Federal Interior Department wants Fee to Trust transfers to be adjacent to reservation land. Present Bureau of Indian Affairs [BIA] director apparently wants to expedite Fee to Trust process. It is not clear what is driving the schedule. Quinley asks about effectiveness of County's objections. Glavinic says the transfer likely will be approved along with other Fee to Trust items. Tribal Liaison SC is now on list to receive information earlier in transfer process. He thinks it is too late for the concerns of VCCPG to be considered in this process. Glavinic presented a list of questions to be asked about future Fee to Trust actions. Quinley objects to the process, not necessarily the transfer. Rudolf corrects that there is an appellate process and that all concerns will be registered with BIA. It is not a process without input from the local community. It is good for us to be involved early on to register our concerns. Glavinic asks about appeal process. Rudolf says first is an administrative appeal within BIA that can be followed by a court appeal. Rudolf suggests VCCPG and Tribal SC should have invited a presentation by San Pasqual Tribe. Glavinic agrees with suggestions to have tribal representation.														
5.c.	Johnson, Administrative Permit for Oversized Structure, 3000-11-012 (AD11-012), All buildings currently exist, seeking an administrative permit for Carport, Utility and Barn. Project is located at the Johnson Residence at 28357 Cole Grade Road, Project contact person: JR Johnson at 858-277-4581. DPLU Project manager is Diane Buell (858-694-3721) (Norwood-Johnson)													
Discussion: Norwood-Johnson presents that the buildings exist. She notes that there are no complaints from neighbors. She reports that the County has conditions: 2 nd dwelling unit in barn to be eliminated, second septic tank must be removed and applicants must submit a plot plan "A." Rudolf/Glavinic question absence of owners at this meeting. Rudolf suggests he worked on this project with the same issues some years ago. He notes that the applicants still have not done changes required by County. Davis suggests this will come back to us if we don't approve now and agree with county.														
Motion: Move to approve with conditions required by County as well as a fire protection plan arranged with VC Fire District.														
Maker/Second: Norwood-Johnson/Quinley								Carries/Fails : 13-0-0 Voice						
5.d.	Discussion and possible vote on items discussed at the 7 July 2001 mobility sub-committee meeting, including: 1) the on-going Emergency Evacuation Route Study, and possible conclusions and													

	recommendations; 2) the Community Right of Way Standards (J-36) and associated issues with road-edge and right of way; 3) safety improvements along Valley Center Road funded by the \$425,000 settlement from the San Pasqual band and associated issues with DPW administration of this settlement; 4) road and traffic calming issues brought forward by the S. Village sub-committee, as related to mobility and local public road portions of the South Village Master Plan (Davis)	
Discussion: Davis presents SC work re safety improvements on VC Road. He says the SC is reworking its list to show what is desired and then see what the County will do. Items 1,2 and 4 have intersecting issues and this will be the Mobility SC focus going forward. Sandy Smith is creating a single, coherent list of desires to present to County. Davis mentions contact from Ridge Ranch Home Owners' Assn. concerning left turns onto southbound Valley Center Rd. and other items, as well, that are of great concern. Smith raises Banbury school bus drop-off issue. Culvert along southbound Valley Center Rd. prevents cost-effective extension of Heritage Trail to Banbury. School Board will hear about issue and have to decide how to resolve safety issue. A grant is not available because of the need to have the problem within a certain proximity to a school.		
5.e.	Discussion and possible vote on Mobility SC recommendation for Valley Center Fire Protection District issue of revised trails easement on Spanish Trails/Segal Ranch project (3992 11-005) in support of proposed new fire station on the property. (Davis)	
Discussion: Davis reports on request from Valley Center Fire District [VCFD] to locate fire station at Cool Valley and Cole Grade Roads. The station would front on Cool Valley Rd. at the southwest quadrant of the intersection. This location meets the requirements for the proposed fire station. John Byrne [Chief, VCFD] presents map. Byrne presents the justification for choosing this location. He says the requested location will address all the needs of VCFD. VCFD has no signed agreement for the property yet. A principal issue is the equestrian easement along the south side of Cool Valley Road. A pedestrian/equestrian easement would present unacceptable cross traffic in front of the station. Byrne has discovered that the trail could/may run on the north side of Cool Valley Rd. He will attempt to adjust the VCFD parcel westerly and southerly to accommodate Trail. If it is not possible to adjust the parcel, he will recommend moving trail to the south of station and west of station. Davis suggests the only issue from the Mobility SC is whether the easement is to be a 12-foot or 15- to 20-foot trail easement. Rudolf says there is no need to have trail in front of the station, and he suggests VCFD obtain the property and move the parcel to the south and west to allow for easements. In so doing, VCFD won't have to worry about the trail west on Cool Valley Rd. or north on Cole Grade Rd. He wants VCFD to negotiate a deal that leaves the trail and intersection the responsibility of Spanish Trails/Segal Ranch. Glavinic says parcel is a boundary adjustment and it is not concluded. He suggests maybe VCCPG should be dealing with Spanish Trails/Segal Ranch.		
Motion: VCCPG supports the extraction by the County of 1) a 15- to 20-foot trail easement on the west of Cole Grade Rd. from the southeast corner of the VCFD parcel to the traffic light. 2) a 15- to 20-foot trail easement southerly of the south boundary of the VCFD parcel westerly 3) a 15- to 20-foot trail easement northerly on the western boundary of fire station parcel.		
Maker/second: Rudolf/Hofler		Carries/Fails: 12-0-1 Voice
Notes: Smith recuses himself as a member of the board of VCFD; Quinley assumes Chair		
6.	Subcommittee Reports & Business:	
a)	Mobility – Robert Davis, Chair. On July 22, Planning Commission will hear report on J-36 ROW Standards; need attendance	
b)	GP Update – Richard Rudolf, Chair.	
c)	Nominations – Hans Britsch, Chair.	
d)	Northern Village – Ann Quinley, Chair.	
e)	Parks & Recreation – Brian Bachman, Chair.	
f)	Rancho Lilac – Ann Quinley, Chair. - inactive	
g)	Southern Village – Jon Vick, Chair.	
h)	Spanish Trails/Segal Ranch – Mark Jackson, Chair. - inactive	
i)	Tribal Liason – Larry Glavinic, Chair	
j)	Website – Robert Davis, Chair	
k)	Pauma Ranch – Christine Lewis, Co-Chair; LaVonne Norwood-Johnson, Co-Chair.	
l)	I-15/395 Master Planned Community [Accretive] – Steve Hutchison, Chair	
m)	Equine Ordinance - Smith, Chair	
7.	Correspondence Received for July 11, 2011 Agenda: none	
8.	Motion to Adjourn:	9.37 pm
	Maker/Second:Smith/Quinley	Carries/Fails (Y-N-A): 13-0-0 Voice

